


**PB# 97-21**

**WIL-MOR SD**

**57-1-11**

97 - 21 Wil-Mor Subdivision 4 Lots  
Bethlehem Rd. (Murray)

Approved 8/27/97 

Wilson Jones - Carbonless - 5010-1053  
c Wilson Jones 1989

DATE June 19, 1997 RECEIPT NUMBER 97-21  
RECEIVED FROM Wil - Mor Homes  
Address P.O. Box 376 - Salisbury Mills, N.Y. 12577  
Six Hundred 00/100 DOLLARS \$ 600.00  
FOR 4 Lot Sub. Escrow

ACCOUNT			HOW PAID		
BEGINNING BALANCE	600	00	CASH		
AMOUNT PAID	600	00	CHECK	#1001	
BALANCE DUE	-0-		MONEY ORDER		

BY Mary Mason, Secretary

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12553

## General Receipt

Received from Wil - Mor Homes \$ 50.00  
Fifty 00/100 DOLLARS  
For Planning Board # 97-21

### DISTRIBUTION:

FUND	CODE	AMOUNT
Ck # 1002		\$ 50.00

By Dorothy H. Hansen  
Town Clerk  
TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

Wilson Jones - Carbonless - 5010-1053  
c Wilson Jones 1989

DATE August 25, 1997 RECEIPT NUMBER 97-21  
RECEIVED FROM Wil - Mor Homes  
Address P.O. Box 376 - Salisbury Mills, N.Y. 12577  
One Thousand Five Hundred 00/100 DOLLARS \$ 1,500.00  
FOR 3 Lots @ 500.00 ea. Recreation Fee

ACCOUNT			HOW PAID		
BEGINNING BALANCE	1500	00	CASH		
AMOUNT PAID	1500	00	CHECK	#1017	
BALANCE DUE	-0-		MONEY ORDER		

BY Mary Mason, Secretary

Wilson Jones - Carbonless - 5010-1053  
MADE IN U.S.A.  
c Wilson Jones, 1989

DATE August 25, 1997 RECEIPT 6772298  
RECEIVED FROM Wil - Mor Homes  
Address P.O. Box 376 - Salisbury Mills, N.Y. 12577  
Two Hundred Seventy 00/100 DOLLARS \$ 270.00  
FOR Planning Board Approval Fee  
# 97-21

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH		
AMOUNT PAID	#1018		CHECK	270	00
BALANCE DUE			MONEY ORDER		

BY Dorothy H. Hansen

Map Number 199-97 City [ ]  
Section 57 Block 1 Lot 11 Town [x] Village [ ] New Windsor

Title: Wil-Mor Homes

(3 sheets)  
Dated: July 28, 1997 (Rev) Filed Aug. 28, 1997

Approved by Edward Stent

on Aug. 27, 1997

Record Owner Gauquie, William J. III

JOAN A. MACCHI  
Orange County Clerk



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** WIL-MOR HOMES MINOR SUBDIVISION  
**PROJECT LOCATION:** BETHLEHEM ROAD  
SECTION 57-BLOCK 1-LOT 11  
**PROJECT NUMBER:** 97-21  
**DATE:** 25 JUNE 1997  
**DESCRIPTION:** THE APPLICATION PROPOSES THE MINOR SUBDIVISION  
OF THE 4 +/- ACRE PARCEL INTO FOUR (4) SINGLE-  
FAMILY RESIDENTIAL LOTS. THE PLAN WAS REVIEWED  
ON A CONCEPT BASIS ONLY.

1. The property is located within the R-1 Zoning District of the Town. The "required" information shown on the bulk table appears correct for the zone and use group, although the table must be expanded to include maximum building height, minimum livable floor area and maximum development coverage.

Each of the four (4) proposed lots would appear to comply with the minimum bulk requirements. It should be noted that the proposed width values in the bulk table would appear to require correction (Lot 3 currently shows the need for a variance). All four (4) width values would be increased when corrected and each would appear to comply, without the need for variances.

It should be noted that the Applicant is gratuitously offering a small strip along the front of the property, at the option of the Town of New Windsor, should the Town desire increased right-of-way width to accommodate the roadway which appears to be located off the centerline of the current right-of-way. As this is not a mandatory obligation or a case where the roadway is proposed as part of a subdivision, the area of the small strips has not been subtracted from the lot area. I believe this is a reasonable and fair approach.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

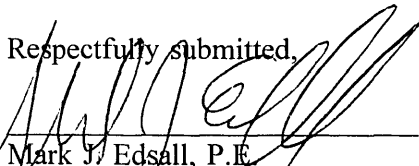
**REVIEW NAME:** WIL-MOR HOMES MINOR SUBDIVISION  
**PROJECT LOCATION:** BETHLEHEM ROAD  
SECTION 57-BLOCK 1-LOT 11  
**PROJECT NUMBER:** 97-21  
**DATE:** 25 JUNE 1997

2. The plan submitted is a concept/sketch plan for the subdivision. Subsequent to acceptance of this layout from the Planning Board, the Applicant's Engineer must perform soils tests and design on-site sanitary disposal systems. The Board should verify whether it is their desire to have representatives of our office witness the perc tests and deep pit tests.

As part of the sanitary system designs, the Engineer must verify the location of sanitary disposal systems on the west side of Bethlehem Road, verifying proper spacing to the wells depicted on this subdivision plan. As well, the plan should include a proposed replacement septic area for Lot 2 (the existing house), since the spacing between the existing well and the existing sanitary system appears non-compliant.

3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
4. The Planning Board should determine if a **Public Hearing** will be necessary for this **minor subdivision**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
5. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:WIL-MOR.mk



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

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507 Broad Street  
Milford, Pennsylvania 18337  
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8 August 1997

R.S. Murray and Associates  
264 Route 32  
Central Valley, New York 10917

**ATTENTION:** R.S. MURRAY

**SUBJECT:** WIL-MOR HOMES MINOR SUBDIVISION  
TOWN OF NEW WINDSOR PLANNING BOARD NO. 94-21

Dear Murray:

I have reviewed your submitted plans for the subject project, including the detailed sanitary disposal plans. Please note the following comments:

1. The final plan should have the sheet numbers coordinated indicating Sheets 1 of 3, 2 of 3 and 3 of 3.
2. On the engineering details sheet, in the sewage disposal schedule, it appears that the lineal foot of field required values are for four (4) bedroom houses, not three (3) bedroom, as indicated. Please refer to Table 4A of the State Standards and verify.
3. The absorption trench detail (cross-section) on the engineering details sheet does not appear to provide a dimension for the trench width.

4. Please verify that percolation tests were taken on Lot 2 to verify the "usability" of the proposed expansion area.

Please address the above comments and submit final plans to Myra Mason, Planning Board Secretary, such that same can be processed for stamp of approval.

Very truly yours,

**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS, P.C.**



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

cc: Myra Mason, Planning Board Secretary

A:MURRAY.mk



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/04/97

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 97-21

NAME: WIL-MOR HOMES - 4 LOT SUBDIVISION

APPLICANT: GAUQUIE, WILLIAM

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/27/97	PLANS STAMPED	APPROVED
07/23/97	P.B. APPEARANCE . ADDRESS MARK'S COMMENTS AND CORRECT SEPTIC	ND:APPR. COND.
06/25/97	P.B. APPEARANCE	ADDRESS ENG. COMMENT
06/18/97	WORK SESSION APPEARANCE	SUBMIT
06/04/97	WORK SESSION APPEARANCE	REVISE

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/04/97

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 97-21

NAME: WIL-MOR HOMES - 4 LOT SUBDIVISION  
APPLICANT: GAUQUIE, WILLIAM

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/19/97	REC. CK. #1001	PAID		600.00	
06/25/97	P.B. ATTY. FEE	CHG	35.00		
06/25/97	P.B. MINUTES	CHG	45.00		
07/23/97	P.B. ATTY. FEE	CHG	35.00		
07/23/97	P.B. MINUTES	CHG	40.50		
08/25/97	P.B. ENGINEER	CHG	252.00		
08/25/97	RET. TO APPLICANT	CHG	192.50		
		TOTAL:	600.00	600.00	0.00

*P. Gauque*

*Checked w/ Larry 9/4/97 - Amt. 192.50 was  
returned to appl. 8/25/97*  
*@*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/04/97

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 97-21

NAME: WIL-MOR HOMES - 4 LOT SUBDIVISION  
APPLICANT: GAUQUIE, WILLIAM

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	06/19/97	EAF SUBMITTED	06/19/97	WITH APPLICATION
ORIG	06/19/97	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	06/19/97	LEAD AGENCY DECLARED	06/25/97	TOOK LEAD AGENCY
ORIG	06/19/97	DECLARATION (POS/NEG)	07/23/97	DECL. NEG. DEC.
ORIG	06/19/97	PUBLIC HEARING . CLOSED P.H.	07/23/97	P.H. HELD
ORIG	06/19/97	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/23/97

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 97-21

NAME: WIL-MOR HOMES - 4 LOT SUBDIVISION

APPLICANT: GAUQUIE, WILLIAM

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	07/09/97	MUNICIPAL HIGHWAY	07/15/97	APPROVED
REV1	07/09/97	MUNICIPAL WATER	07/14/97	APPROVED
REV1	07/09/97	MUNICIPAL SEWER	/ /	
REV1	07/09/97	MUNICIPAL FIRE	07/15/97	APPROVED
ORIG	06/18/97	MUNICIPAL HIGHWAY	06/24/97	APPROVED
ORIG	06/18/97	MUNICIPAL WATER	06/23/97	APPROVED
ORIG	06/18/97	MUNICIPAL SEWER	07/09/97	SUPERSEDED BY REV1
ORIG	06/18/97	MUNICIPAL FIRE	06/24/97	APPROVED

AUG-25-1997 11:51  
AS OF: 08/25/97

MC GOEY, HAUSER & EDSALL

914 562 1413 P.02/02  
PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 97-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 97- 21

FOR WORK DONE PRIOR TO: 08/25/97

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
97-21	123855	06/04/97	TIME	MJE	WS MURRAY BETHLEHEM	75.00	0.40	30.00			
97-21	123708	06/18/97	TIME	MJE	WS MURRAY SUBD	75.00	0.40	30.00			
97-21	123627	06/25/97	TIME	MJE	MC WILMAR	75.00	0.40	30.00			
97-21	124502	06/25/97	TIME	MCK	CL WILMOR HOMES	28.00	0.50	14.00			
								104.00			
97-21	125536	06/30/97			BILL 97-601 7/15/97					-104.00	
										-104.00	
97-21	128574	07/18/97	TIME	MJE	MC WILMORE	75.00	0.50	37.50			
97-21	126429	07/23/97	TIME	MCK	CL RVW COMM WIL-MOR	28.00	0.50	14.00			
97-21	128575	08/07/97	TIME	MJE	MC WILMORE LTR	75.00	0.30	22.50			
97-21	128576	08/07/97	TIME	MJE	MC WILMORE PLAN RVW	75.00	0.50	37.50			
97-21	128579	08/08/97	TIME	MCK	CL WILMORE/LTR	28.00	0.50	14.00			
97-21	128577	08/11/97	TIME	MJE	MC WILMORE TC MURRAY	75.00	0.30	22.50			
					TASK TOTAL			252.00	0.00	-104.00	148.00
					GRAND TOTAL			252.00	0.00	-104.00	148.00

TOTAL P.02

SUBDIVISION FEES - TOWN OF NEW WINDSOR

8/25/97

97-21  
Wil-Mor

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

\_\_\_ LOTS @ 150.00 (FIRST 4 LOTS).....\$

\_\_\_ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$

COMMERCIAL:

\_\_\_ LOTS @ 400.00 (FIRST 4 LOTS).....\$

\_\_\_ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$

TOTAL ESCROW DUE....\$

\*\*\*\*\*

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00

PRELIMINARY PLAT APPROVAL .....\$ 100.00

FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 120.00

FINAL PLAT SECTION FEE.....\$ -100.00

BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$ 270.00

\*\*\*\*\*

RECREATION FEES:

3 LOTS @ \$500.00 PER LOT .....\$ 1500.00

\*\*\*\*\*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$

PLANNING BOARD ATTORNEY FEES.....\$

MINUTES OF MEETINGS.....\$

OTHER.....\$

\*\*\*\*\*

PERFORMANCE BOND AMOUNT.....\$

4% OF ABOVE AMOUNT.....\$

ESTIMATE OF PRIVATE IMPROVEMENTS: \$

2% OF APPROVED COST ESTIMATE:.....\$  
(INSPECTION FEE)

WIL-MOR SUBDIVISION (97-21) BETHLEHEM ROAD

Mr. Robert Murray appeared before the board for this proposal.

MR. MURRAY: My name is Robert Murray, this is Anthony Viccaro, we're representing William Gauquie on a 4 lot subdivision Bethlehem Road. The lot is 4 acres, it's broken up evenly into one acre lots, very cut and dry, this is a public hearing so I spoke to--

MR. PETRO: That is one I like those short, sweet presentations, cut and dry, okay, let's see actually it is somewhat cut and dry, you're not lying when you say that one house is already existing, you're going to add 3 additional lots to the site, they are going to be serviced by septic areas and wells, the wells are in the front I see each one. So you have the proper distance between them. There was one existing septic we talked about that last meeting, does anyone remember that about the well was close?

MR. LUCAS: We didn't know where the septic system was on the existing house, now it's on here.

MR. MURRAY: You felt that it was fine because it was downhill.

MR. PETRO: Plus the topo is going away.

MR. BABCOCK: Mark has a few comments as far as distances between wells and septic, there seems to be some spacing problem between lot 1.

MR. PETRO: Review sanitary system layout as depicted on the subdivision plot. There appears to be spacing problems between the well on lot 1 and sanitary disposal system of lot 1, okay, as well as spacing problem between the existing well on lot 2 and proposed sanitary system of lot 3, the plan should also include the standard town notes regarding sanitary disposal system. Okay, so he's not here to tell us what the spacing problems are. Mike, do you know offhand?

MR. BABCOCK: It's the standard 100 200 feet.

Depending on the direction of the well or whatever, apparently, in his opinion, you're not within that.

MR. PETRO: Lot 1 obviously looks like you can move the sanitary system down to the south, I guess would it be the south.

MR. LANDER: South or the east.

MR. VICCARO: Towards the bottom of the page.

MR. PETRO: So that, yeah, obviously you can fix that one and the other one is number 3 and 2.

MR. LANDER: Two is existing well, so you are going to have to move that existing expansion area back, do you know what the box is with the hatched out on lot 3?

MR. MURRAY: Existing.

MR. PETRO: Remains of FND, what's that mean?

MR. MURRAY: Remains of foundation.

MR. PETRO: How is the dedicated roadway going with the town, is that being taken care of, Andy, everything set with that?

MR. KRIEGER: Has to do with the town, not me, has to be accepted by the town.

MR. PETRO: Let's look over here, we have on 7/15/97 we have highway approval so the driveways he plans are okay, and we have fire approval on 7/15/97, why don't we open it up to the public hearing and we'll come back for other comments, let's see what the public has to say on 7/11/97, ten addressed envelopes containing the attached notice of public hearing did go out, sworn to me this 11th day of July, 1997, Deborah Green, notary public. If anyone is here that would like to speak on behalf of this application, come forward at this time and address the board with any, if you have any questions, state your name and address. Would anyone like to speak on behalf of this?



MRS. FRANCES GEORGE: Yes, my name is Frances George, I live directly across this proposed area, I have been away from home at a bedside of an ill mother and I didn't get my letter till I just came up recently and I read it quickly. I live completely alone, I am a woman alone, I have no knowledge of these matters. My husband was an engineer, he built this home with his own hands 50 years ago, was a veteran and now I just found this letter and I really don't know intelligent questions to ask. I'm just concerned with your guidance. Could you help me?

MR. PETRO: Do you know where the old house is across from you?

MS. GEORGE: I'm just wondering.

MR. PETRO: There's a lot of land on both sides of the house, simply going to divide that up into permitted size lots, permitted being the size that the town allows, allowable size, and put another single family home on each one of the three lots that they are going to create. The existing house will remain exactly as you see it and to one side, you're going to have another home and other side you're going to have two more homes on permitted size lots. That is what we're reviewing now is the sanitary system, the well, there can be no further subdivision because they wouldn't have the property, highway department says that the driveways are in the proper location and they do have the proper sight distance.

MRS. GEORGE: Would there be any water problem with my wells, that is the only thing that concerns me?

MR. PETRO: Well, there's no way to know when you drill a well if it would affect another underground well water table, there's no way of knowing that for anybody. But you have to understand that they have the lots and they certainly have a right to drill a well, same as your husband did 50 years ago, so everybody has that right to build a well. The topo of the land is laying away from your home.

MRS. GEORGE: The what?

MR. PETRO: The contour of the land, so the drainage of the lots would be going away so for runoff and drainage, you won't get any, obviously won't get any more water, it's going in the opposite direction.

MR. LANDER: Would you like to come up and take a look at the map?

MRS. GEORGE: I have seen the map.

MR. LANDER: And your house is where?

MRS. GEORGE: Existing across is the whole length of the property is my house on the opposite side.

MR. PETRO: Feel free to ask me another questions.

MRS. GEORGE: I'm sorry I don't know what to say, my husband or someone was here, they'd ask a more intelligent question.

MR. PETRO: It's not a very complicated application.

MRS. GEORGE: It won't affect my property?

MR. BABCOCK: No.

MRS. GEORGE: In any adverse way?

MR. PETRO: I can't believe that it would, it's on the opposite side of the road. Again, the drainage is going the opposite way, as I stated with the wells, I can't give you that information.

MRS. GEORGE: What about driveways, like the lights would be hitting right into my bedrooms?

MR. PETRO: If someone's exiting a driveway and pulling out?

MRS. GEORGE: Yes, are they built so that it is directly shining into the house across the road?

MR. PETRO: We don't usually review that, but I can

take a look on the plan, doesn't appear to be opposite your home, obviously somebody's turning a light could go through.

MRS. GEORGE: That is understandable, yes, all right, can't think of anything.

MR. PETRO: We're going to discuss it more, you're welcome to listen.

MRS. GEORGE: I will listen, thank you.

MR. PETRO: Anyone else like to speak on behalf of this application?

MR. DUBALDI: Make a motion we close the public hearing.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded to close the public hearing on the Wil-Mor Homes minor subdivision on Bethlehem Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Obviously gentlemen we can't take action tonight because you're going to have to get the sanitary systems with the proper distancing go from the wells, plus looks like you need some notes added to the plan with direct relationship to those that have problems. Other than that, I don't see anything left that is outstanding, we have every approval there is.

MR. VICCARO: If you don't mind, maybe put everybody at ease in terms of the water situation, I'd like to mention that this is a low density subdivision, we're not crowding into it, it's over 4 acres of land, we're

adding 3 wells, as you said, the property across the street is sloping away and in addition to that, we're requiring that water plumbing devices we're using on this, that is going to reduce any water consumption that would normally be associated. I am not aware of any water problems in this area, so I don't believe that this will adversely affect the neighbors and in addition, with regard to the separation between the wells, the existing well and proposed septic area, we still have some room to move the septic area away and if we have to, we can abandon that well and put another well someplace further away, so I think those are--

MR. PETRO: The problem can be solved, just needs to be done before we can take further action.

MR. VICCARO: Is there any way that we can get conditional approval?

MR. PETRO: Conditional wouldn't do anything, first of all, we don't have conditional final approval, so it won't help you. And secondly, I couldn't do that unless we had the proper map to file, it just wouldn't help anything. Are you anxious to start with what, foundations or--

MR. VICCARO: Well, obviously, the applicant is anxious to start building before the construction season comes to an end and I guess what you're saying is that we're going to be required to come back to the planning board?

MR. PETRO: You're going to have to come back in two weeks, if this plan was properly, don't take this in the wrong sense, but if it was properly drawn and depicted right now according to town regulations, you would be getting final approval right now.

MR. LUCAS: What's the one thing that--

MR. PETRO: Just the separations, we can't approve a plan that is shown where it is and there's no conditional final approval so--

MR. VICCARO: Okay.

MR. PETRO: We'll see you in two weeks when you redraw it, take a copy of Mark's comments.

MR. BABCOCK: They have it.

MR. PETRO: Make sure that the proper writing is put down in the bulk tables. If it was a note on the plan, then maybe you can say subject to the note, but until we make sure that the, until we make sure that the proper separations are there, I don't know that you can do that.

MR. LUCAS: Why can't we do a subject to, that is such a minor thing.

MR. PETRO: It's minor if it's corrected. It's not minor if it is corrected, especially because it would be a health problem.

MR. BABCOCK: If you were willing to do subject to Mark's approval before the plan got stamped, Mark signs off on the separations, I mean that is something you'd want to do, Mark can review it.

MR. LUCAS: That is what I would like, it's such a minor thing to have them come back two weeks later.

MR. BABCOCK: It can be fixed.

MR. PETRO: I will tell you what we can do. Kind of maybe I agree with Mike and what Mike is saying, we can do a final approval subject to Mark signing off as he said the proper separations are, okay, and the plans are acceptable, if the plans are acceptable before they are stamped.

MR. LUCAS: Only had one open here and I hope he answered all your questions and I think looking if it was my, if I was living there--

MRS. GEORGE: I don't have a question, I'm not qualified to ask them.

MR. LUCAS: You're qualified, you live there.

MRS. GEORGE: I was looking for your guidance, basically.

MR. LUCAS: If I was living in your house, I looked at where the driveways are and you're correct and they did do a good job where they separated the driveways, so it wouldn't constantly shine. Other than that, I think we should approve it.

MR. LANDER: I agree with Mike, Mr. Chairman.

MR. PETRO: Carmen, we're going to do a conditional final approval subject to Mark Edsall reviewing it and accepting the separation between the sanitary system and the wells.

MR. DUBALDI: Did we do a negative dec?

MR. PETRO: We have to do it and I think we can do it because obviously, if it is done properly, the plan's not going to be signed before the negative dec would not be in effect anyway, if the plan is never signed, it's not in effect.

MR. DUBALDI: So the applicant is going to redraw it according to Mark's comments?

MR. PETRO: Right, and if Mark says it's okay, he can get it stamped at that point and he doesn't have to come back.

MR. LUCAS: I don't have a problem. Make a motion for negative dec.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Wil-Mor subdivision on Bethlehem Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Can I have a motion for final approval? I will read in the subject to.

MR. LUCA: Make the motion we grant final approval on the subject to.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Wil-Mor subdivision on Bethlehem Road subject to Mark Edsall, the planning board engineer, reviewing such plans and accepting the separations between the septic expansion areas and the wells and that the plans be properly drawn to that and satisfied to Mark's satisfaction and at that time, it will be stamped. Is there any further discussion from the board members? If not, roll call.

#### ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** WIL-MOR HOMES MINOR SUBDIVISION  
**PROJECT LOCATION:** BETHLEHEM ROAD  
SECTION 57-BLOCK 1-LOT 11  
**PROJECT NUMBER:** 97-21  
**DATE:** 23 JULY 1997  
**DESCRIPTION:** THE APPLICATION PROPOSES THE MINOR SUBDIVISION OF THE 4 +/- ACRE PARCEL INTO FOUR (4) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 25 JUNE 1997 PLANNING BOARD MEETING. THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The Applicant has corrected the bulk information on the plan and the "proposed" and "required" values appear complete and correct.
2. I have reviewed the sanitary system layout as depicted on the subdivision plat. There appears to be spacing problems between the well of Lot 1 and the sanitary disposal system of Lot 1, as well as a spacing problem between the existing well of Lot 2 and the proposed sanitary system of Lot 3. The plan should also include the standard Town notes regarding sanitary disposal systems.
3. Once the plans are corrected relative to the sanitary system locations, I will complete my review of the individual systems.
4. The Planning Board previously assumed the position of Lead Agency for this application. If no significant concerns are identified as part of the Public Hearing, the Board may wish to consider classifying this action as an unlisted action under SEQRA and issuing a Negative Declaration.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. Edsall', written over a horizontal line.

Mark J. Edsall, P.E.  
Planning Board Engineer  
MJEmk  
A:WIL-MOR2.mk



Public Hearing

RESULTS OF P.B. MEETING

DATE: July 23, 1997

PROJECT NAME: Will Mar Sub. PROJECT NUMBER 7721

\*\*\*\*\*

LEAD AGENCY:

\* NEGATIVE DEC:

M)    S)    VOTE: A    N   

\* M) 44 S) 5 VOTE: A 5 N 0

CARRIED: YES    NO   

\* CARRIED: YES: ✓ NO   

\*\*\*\*\*

PUBLIC HEARING: M)    S)    VOTE: A    N   

WAIVED: YES    NO   

SEND TO OR. CO. PLANNING: M)    S)    VOTE: A    N    YES    NO   

SEND TO DEPT. OF TRANSPORT: M)    S)    VOTE: A    N    YES    NO   

DISAPP: REFER TO Z.B.A.: M)    S)    VOTE: A    N    YES    NO   

RETURN TO WORK SHOP: YES    NO   

APPROVAL:

M)    S)    VOTE: A    N    APPROVED:   

M) 44 S) 5 VOTE: A 5 N 0 APPR. CONDITIONALLY: 7/23/97

NEED NEW PLANS: YES ✓ NO   

DISCUSSION/APPROVAL CONDITIONS:   

Address Minto comments of 7-23-97

Close P.H. @ 5:00 5 Ayes 0 Nays

Approve sub to Minto approval of Septic

7/23/97

"Public Hearing"

97-21

Mr. Franco Gorge - Spoke re: What is proposed here?  
will there be water problems?

-----X  
In the Matter of Application for ~~Site Plan~~/Subdivision of  
Wil - More Sub. \_\_\_\_\_,

AFFIDAVIT OF  
SERVICE  
BY MAIL

On 7/11/97, I compared the 10 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

11<sup>th</sup> day of July, 1997

AFFIMAIL.PLB - DISC#1 P.B.

Frances George  
187 Bethlehem Rd.-P.O.Box 4263 ✓  
New Windsor, N. Y. 12553

Alex and Helen Szuna  
325 Kenilworth Road ✓  
Ridgewood, N.J. 07451

✓ Sven Syvertsen  
59 Warren Street  
Ellenville, N. Y. 12428

Robert F. & Judith R. Timberger  
202 Bethlehem Road ✓  
New Windsor, N. Y. 12553

Mt. Airy Estates, Inc.  
% Knox Village ✓  
2375 Hudson Terrace  
Fort Lee, N. J. 07024

5 Above names } 10 Envelopes  
5 Town officials }

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on

JULY 23 1997 at 7:30 P.M. on the approval of the proposed SUBDIVISION OF LANDS (Subdivision of Lands)\* (Site Plan)\* OF WIL - MOR HOMES

located #182 PETHLEHENT RD. (SEC. 57 - PLK 1 - LOT 11)

Map of the (Subdivision of Lands)(Site Plan)\* is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: 7-8-97

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.

Chairman

---

NOTES TO APPLICANT:

- 1). \*Select Applicable Item.
- 2). A completed copy of this Notice must be approved prior to publication in The Sentinel.
- 3). The cost and responsibility for publication of this Notice is fully the Applicants.

# RESULTS OF P.E. MEETING

DATE: June 25, 1977

PROJECT NAME: Wil-Mor Homes Sub PROJECT NUMBER 91-21

\*\*\*\*\*

LEAD AGENCY: \_\_\_\_\_ NEGATIVE DEC: \_\_\_\_\_

M) D S) S VOTE: A 5 N 0 M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

CARRIED: YES ✓ NO \_\_\_\_\_ CARRIED: YES: \_\_\_\_\_ NO \_\_\_\_\_

\*\*\*\*\*

PUBLIC HEARING: M) L S) D VOTE: A 4 N 1

Schedule WAIVED: YES \_\_\_\_\_ NO ✓ Schedule P.H.

SEND TO OR. CO. PLANNING: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_ YES \_\_\_\_\_ NO \_\_\_\_\_

SEND TO DEPT. OF TRANSPORT: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_ YES \_\_\_\_\_ NO \_\_\_\_\_

DISAPP: REFER TO Z.B.A.: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_ YES \_\_\_\_\_ NO \_\_\_\_\_

RETURN TO WORK SHOP: YES \_\_\_\_\_ NO \_\_\_\_\_

APPROVAL:

M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_ APPROVED: \_\_\_\_\_

M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_ APPR. CONDITIONALLY: \_\_\_\_\_

NEED NEW PLANS: YES \_\_\_\_\_ NO \_\_\_\_\_

DISCUSSION/APPROVAL CONDITIONS: \_\_\_\_\_

address Mark's comments of 6-25-77  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

WIL-MOR SUBDIVISION (97-21) BETHLEHEM ROAD

Mr. Robert Murray appeared before the board for this proposal.

MR. PETRO: Proposed minor subdivision of 4 acre parcel into 4 single family residential lots. This is the first time you have been before the board on this application, Mark, first time you reviewed this, right?

MR. EDSALL: Yes, it is, we have seen it in workshop before.

MR. PETRO: Property is located in R-1 zone which is permitted use, okay.

MR. MURRY: This is Anthony Vicarro representing William Gauquie on this 4 lot subdivision on Bethlehem Road.

MR. DUBALDI: Fire away.

MR. PETRO: What do you want to tell us?

MR. LANDER: Just one question, is there a zone line here someplace, you have zoned R-3?

MR. MURRAY: Yes, it is a property line.

MR. PETRO: What's all the lots, Mark, are they the right size? Obviously there's no sewer there.

MR. MURRAY: No.

MR. EDSALL: No.

MR. PETRO: You have septic area in the rear, well in the front, proper distance between them?

MR. MURRAY: Yes.

MR. PETRO: Highway approval on 6/24/97 and we have fire approval on 6/24/97.

MR. STENT: Proposed one or two family houses?

MR. MURRAY: One family and there's an existing house on the property that is lot number 2.

MR. PETRO: Overhead power lines, do they affect, oh, I see that is the street lines, that is not a high wire line, that is just in the street, normal wiring.

MR. MURRAY: Yes, it is running over the street.

MR. PETRO: You're going to dedicate the area for the widening of the road to the town?

MR. MURRAY: Yes.

MR. PETRO: Any outstanding comments, I see you have quite a bit of writing?

MR. PETRO: No more information to fill the board in, there's a requirement to correct some of the numbers under the property width for the lots but they do appear to meet the bulk requirements, I think the numbers might have just been measured wrong relative to the small strip along the front of the properties, just for the record, they are not subtracting that off their lot area only because it appears at this time that the road is actually off center in the right-of-way but what they are doing in is in case for some reason there needs to be improvements on the road and the town ever wants some additional space to make those improvements, they are offering it, we may not take it now and I didn't believe it was appropriate to subtract that area off at their detriment when in fact it's really to straighten out a road that is off center so that is something I think we have handled in the same manner in the past. The only other thing the board should decide on is when they have their deep and perc tests done, a decision as to whether or not you want to have any witnessing of those tests or just have the results submitted for the record, that is it.

MR. PETRO: Remnant of what kind of building shed in the back?

MR. MURRAY: I believe it used to be an old farm and



there are still foundation walls out there, there was an old barn out there.

MR. PETRO: I see this is next to Ed Timberger's house, this is the house that has been for sale and across the street is the Kroll Farm Market.

MR. MURRAY: No, this is up the road.

MR. LUCAS: Towards Cornwall or New Windsor?

MR. MURRAY: New Windsor.

MR. LANDER: Where is the art gallery in comparison to this?

MR. LUCAS: If you go to Bethlehem, Mt. Airy forks off, I know where the market is.

MR. PETRO: Just up from the market.

MR. STENT: If that area was dedicated to the town, would that have a negative affect on the lot size?

MR. EDSALL: Yeah, if it was a normal situation where the road was being required as part of the subdivision, you would subtract out the full 50 feet and you would subtract any of that dedication lands from the lot areas in this case, there's an existing right-of-way, it's documented and they are merely saying that we know your road is off center if you in the future for some reason need it, you don't have to come back to us, we're going to put it on the map now, I thought it was a fair offer but I didn't, that it would be fair if they lost the lot because of subtraction, it's not mandatory, we'd never take it, they don't have to give it to us they are just offering it in case for some reason there's some road improvements and we need the land.

MR. PETRO: Mark, the north boundary line on this plan, the north boundary line that is already existing as part of this parcel, correct?

MR. EDSALL: That is my understanding.

MR. PETRO: Reason I'm asking is because it seems to be awful close to the existing home that is there and shed now they want to be creating a non-conformity, evidently that line is existing, we're just doing the subdivision of this large parcel.

MR. EDSALL: And in fact the non-complying lot is actually on somebody else's property?

MR. PETRO: Okay. This existing two story house is that not the house now that is for sale?

MR. MURRAY: Yes, it is.

MR. LANDER: Mark, your question before is whether or not we should have the perc tests certified or viewed by your office.

MR. EDSALL: Yeah, sometimes depending upon the area and if you are familiar with any problems with sanitary systems you ask us to witness it whatever your pleasure is.

MR. MURRAY: Do the perc tests have to be witnessed or the deep test holes?

MR. EDSALL: Well, the bottom line is we're going to need either an engineer, a surveyor with the engineer or architect engineer do the perc tests and deep tests and that information has to be certified and made part of the plans, the board sometimes asks that we send somebody out to just take a look at it as well.

MR. PETRO: The applicant that is before us tonight is says Mt. Airy, I believe Airy is spelled wrong but that is A-R-R-Y, see the owner of this property.

MR. MURRAY: Applicant is William Gauquie, he's the owner.

MR. MURRAY: Mt. Airy Estates is the subdivision directly behind our parcel.

MR. PETRO: They are looking to purchase this, my point

is that we have--who is actually making this application, Mr. Gauquie?

MR. MURRAY: Mt. Airy Estates is not looking to purchase it.

MR. DUBALDI: You're saying it's separate?

MR. MURRAY: Right.

MR. PETRO: Mr. Gauquie is the applicant?

MR. MURRAY: Yes.

MR. PETRO: You're all set with that.

MS. MASON: Yes.

MR. DUBALDI: Make a motion we assume lead agency under the SEQRA process.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board accept itself as lead agency for the Wil-Mor Minor Subdivision on Bethlehem Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: I think there is a few comments that need to be fixed up here. What we can do? I know how a couple of the members feel already about some of the minor subdivisions as far as a public hearing goes and I think the map is fairly complete, I know there's a few comments that Mark wants to have fixed, I don't have a problem if we're going to go that way, gentlemen, we need a public hearing for this, we can do

it tonight and get it set up.

MR. LANDER: Might as well.

MR. PETRO: Motion for that?

MR. LANDER: Make a motion that we schedule a public hearing.

MR. VICCARO: Mr. Chairman, may I interject? I'm the project engineer for the applicant, Anthony Viccaro, I don't believe that there are any significant engineering problems with this lot and you know in terms of fitting in the septic system and well, we have got plenty of room and there's no road improvements that have to be done and I'd like to ask you to waive the public hearing.

MR. PETRO: The public hearing basically is not so much just for the, obviously for the lot itself or engineering points of the lot, it's for the people surrounding the area which there are other single family homes in the area and it gives them a chance, I'm not a great proponent of public hearings all the time. In this particular case, you know it's so minor I think it's just going to be another meeting we're not going to approve this tonight, you need to have other parts of the map corrected, you're going to have to do some testing for the pits, in the meantime, I don't see any real holdup, you'll be put, as long as you come in and get the envelopes, get them mailed out, you'll be put on the next agenda and it's not going to be a holdup to you.

MR. VICCARO: Just for the record, I'd like to ask.

MR. PETRO: I don't blame you for asking, Mr. Lander likes public hearings, Mr. Dubaldi sometimes does, we don't always agree or disagree, usually I'm outvoted but in this particular instance, I'd go along with it and look for a public hearing and that is what seems to be the flow of the board now.

MR. MURRAY: We would have a public hearing next meeting?

MR. PETRO: If you get set up same as the applicant before you, get to the assessor's office, get your list.

MS. MASON: I don't think it will be next month.

MR. PETRO: It may not be, I don't know the timeframe if they--

MS. MASON: Cause we have a lot being scheduled now so we have to see how many public hearings per meeting we're going to have.

MR. PETRO: I usually like to have no more than two so we haven't had two public hearings in the meetings so Myra knows better the schedule the way things come in, obviously I make up the agenda, Myra types it, so she has a better feel for it, you may or may not be on the next meeting.

MR. VICCARO: If that is not the meeting, when is meeting to follow?

MR. PETRO: It's every two weeks.

MR. LUCAS: But the summer we're not.

MR. PETRO: Yeah we do, if we need them, we have them.

MR. MURRAY: So if we have whatever corrections need to be done on the map, we have all the septic systems and everything set to go and we have a public hearing, is there a possibility we can get this thing approved for final by--

MR. PETRO: There is a possibility that it would be approved that night.

MR. MURRAY: Okay.

MS. MASON: First thing to do is order your public hearing list, that is what takes the time, we can't schedule anything until you have that list.

MR. PETRO: I can tell you again, I'm only one member, looks to me to be fairly complete, unless there's some outrageous thing that pops up at the public hearing we don't know about, maybe it was a historic site, 7,000 Indians buried there, I don't see any problem.

MR. DUBALDI: I second the motion and move the question.

MR. PETRO: So we have a motion and seconded that the New Windsor Planning Board schedule a public hearing for Wil-Mor Homes minor subdivision on Bethlehem Road. Is there any further discussion from the board members?

MR. STENT: Be sure you address the comments about the septic.

MR. MURRAY: Right.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	NO
MR. PETRO	AYE

MR. PETRO: Everything is fine.

MR. VICCARO: Was there a decision about whether the engineer had to be there to witness the percs and deep tests?

MR. LANDER: I think Mr. Chairman as long as your engineering outfit will certify those.

MR. VICCARO: Absolutely, you're looking at him.

MR. EDSALL: No, that is fine with me, I'd just like to find out now rather than later.

MR. PETRO: The existing septic area lot number 2 just barely making the distance off the property line, is that the way it was set up?

MR. MURRAY: I don't believe so.

MR. PETRO: Just happens to be there?

MR. MURRAY: Just happens to be there.

MR. PETRO: Are you sure of the existing location of the septic system.

MR. MURRAY: Owner told me where he felt that it was.

MR. PETRO: Setback line, Mark, do we need anymore verification other than what the owner says it is?

MR. EDSALL: That is a difficult, that happens in a lot of applications, I don't know other than excavating to try to find it and having records available from someone, how else to find it.

MR. LANDER: They must of had it cleaned.

MR. EDSALL: Lot of times they can find the septic tank but the disposal field unless there is some indication during the dry seasonal periods when maybe the flow has the grass grow a little better.

MR. PETRO: The topo is running away from the house, pretty good pace, so I don't really see it as a real detrimental thing.

MR. STENT: An existing.

MR. PETRO: It is existing but they can move the property line if they had to.

MR. STENT: Distance between the well and septic?

MR. PETRO: No, I'm looking at the distance between the septic area and the setback line that it needs to be off the property line.

MR. STENT: I was looking at Mark's comments.

MR. PETRO: I didn't see Mark's comments.

June 25, 1997

17

MR. STENT: He's concerned about the well and septic system being as close as they were.

MR. LANDER: That is on the existing lot.

MR. PETRO: The topo, it's moving rapidly away from the house.

MR. EDSALL: What I had suggested was they reserve an area on the existing lot for replacement sanitary system in case there's a problem which is not, I don't think that is going to be a concern.

MR. PETRO: Anything else?

MR. MURRAY: No.





1765

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 21

DATE PLAN RECEIVED: RECEIVED JUL 9 - 1997

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision ✓ \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

\_\_\_\_\_ has been

reviewed by me and is approved ✓ \_\_\_\_\_

disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

W. James Sullivan 7/15/97  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE

# MEMO

To: New Windsor Planning Board

From: Town Fire Inspector

Subject: Wil Mor Homes Subdivision

Date: 15 July 1997

Planning Board Reference Number: PB-97-21

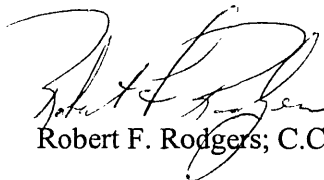
Dated: 9 July 1997

Fire Prevention Reference Number: FPS-97-035

A review of the above referenced subject subdivision plan was conducted on 11 July 1997.

This subdivision plan is acceptable.

Plans Dated: 7 July 1997, Revision 1



Robert F. Rodgers; C.C.A.

RFR/dh



# MEMO

To: New Windsor Planning Board

From: Town Fire Inspector

Subject: Wil-Mor Homes

Date: 24 June 1997

Planning Board Reference Number: PB-97-21

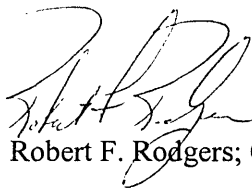
Dated: 19 June 1997

Fire Prevention Reference Number: FPS-97-030

A review of the above referenced subject subdivision plan was conducted on 23 June 1997.

This subdivision plan is acceptable.

Plans Dated: 27 May 1997.

A handwritten signature in dark ink, appearing to read 'R. F. Rodgers', is written over the printed name.

Robert F. Rodgers; C.C.A.

RFR/dh



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 21

DATE PLAN RECEIVED: RECEIVED JUN 19 1997

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

WIL-MOR Homes \_\_\_\_\_ has been

reviewed by me and is approved ☒ \_\_\_\_\_

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

There is no town water in this area.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

HIGHWAY SUPERINTENDENT DATE

June 22, 1997 6-22-97

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

NEW WINDSOR

6/23/1997

NEW WINDSOR

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 21

DATE PLAN RECEIVED: RECEIVED JUN 19 1997

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision ☒ \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

\_\_\_\_\_ has been

reviewed by me and is approved ☒ \_\_\_\_\_,

disapproved ☐ \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

W. James Sullivan 6/24/97  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

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(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 97-21  
WORK SESSION DATE: 4 June 97 APPLICANT RESUB.  
REQUIRED: Rel App  
REAPPEARANCE AT W/S REQUESTED: No  
PROJECT NAME: Murry/Wilmore Homes Sldw  
PROJECT STATUS: NEW        OLD         
REPRESENTATIVE PRESENT: Alicia Vaccaro / Robert Muray  
MUNIC REPS PRESENT: BLDG INSP. around  
FIRE INSP. Bob  
ENGINEER X  
PLANNER         
P/B CHMN.         
OTHER (Specify)       

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

11-57-1

4 lot sldw  
well/septic

next agenda after plans

4MJ91 pbwform



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
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- ☐ Branch Office  
400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 97--21  
WORK SESSION DATE: 18 Jun 97 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: Not Now REQUIRED: Full  
PROJECT NAME: Williams Subdiv  
PROJECT STATUS: NEW X OLD \_\_\_\_\_  
REPRESENTATIVE PRESENT: Robert Murray Mr Williams  
MUNIC REPS PRESENT: BLDG INSP. ?  
FIRE INSP. Asb  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Road is off center; Town may want add'l ded.
- Road ded strip would make lots not conforming to area.
- make ded optional to Town. (don't show subtracto-)
- revise bulk table to show all lot data

Plans submitted 6/19

6/25 agenda

←  
MTG



## TOWN OF NEW WINDSOR

97-21

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:  
TOWN OF NEW WINDSOR PLANNING BOARD

176 TYPE OF APPLICATION (check appropriate item):

Subdivision ☒ Lot Line Chg. ☐ Site Plan ☐ Spec. Permit ☐1. Name of Project MINOR 4 LOT SUBDIVISION FOR WIL-MOR HOMES2. Name of Applicant WILLIAM GAUQUIE Phone 914-496-3161Address 21 HIGH VIEW DR. SALISBURY MILLS, N.Y.  
(Street No. & Name) (Post Office) (State) (zip) 125773. Owner of Record William J. Gauquie III Phone 496 3161Address 21 Highview Drive Salisbury Mills New York 12577  
(Street No. & Name) (Post Office) (State) (zip)4. Person Preparing Plan ROBERT S. MURRAY JR.Address 26A ROUTE 32 CENTRAL VALLEY, N.Y. 10917  
(Street No. & Name) (Post Office) (State) (zip)5. Attorney N/A Phone Address   
(Street No. & Name) (Post Office) (State) (zip)6. Person to be notified to represent applicant at Planning Board Meeting William J. Gauquie III Phone 496-3161  
George V. Wontz Phone 496-7302(Name) Robert S. Murray 928-24667. Project Location: On the EAST side of RETHLEHEM ROAD  
1200'± feet SOUTH of MT. AIRY ROAD  
(direction) (street)8. Project Data: Acreage of Parcel 1 AC. Zone R-1,  
School Dist. 9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y  N ☒If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 57 Block 1 Lot 11

11. General Description of Project: \_\_\_\_\_

MINOR A LOT SUBDIVISION

12. Has the Zoning Board of Appeals granted any variances for this property? \_\_\_\_\_yes ☒no.

13. Has a Special Permit previously been granted for this property? \_\_\_\_\_yes ☒no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

18th day of June 1997

William J. Hargrave III  
Applicant's Signature

George V. Wontz  
Notary Public

GEORGE V. WONTZ  
Notary Public, State of New York  
Qualified in Orange County  
My Commission Expires April 30, 1998

\*\*\*\*\*  
TOWN USE ONLY:

RECEIVED JUN 19 1997  
Date Application Received

97 - 21  
Application Number

APPLICANT'S PROXY STATEMENT  
(for professional representation)

for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

WILLIAM GAUQUIE, deposes and says that he  
(Applicant)  
resides at 21 HIGH VIEW DRIVE, SALISBURY  
(Applicant's Address) MILLE  
in the County of ORANGE  
and State of NEW YORK  
and that he is the applicant for the MINOR A LOT  
SUBDIVISION FOR WIL - MOR HOMES  
(Project Name and Description)

which is the premises described in the foregoing application and  
that he has authorized ROBERT C. MURRAY  
(Professional Representative)

to make the foregoing application as described therein.

Date: JUNE 18, 1997

William J. Gauquie III  
(Owner's Signature)  
Levy V. Monty  
(Witness Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.

97-21

If Applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD  
SUBDIVISION/LOT LINE CHANGE CHECKLISTI. The following items shall be submitted with a COMPLETED  
Planning Board Application Form.

1. \_\_\_\_\_ Environmental Assessment Statement
- \*2. ☒ \_\_\_\_\_ Proxy Statement
3. ☒ \_\_\_\_\_ Application Fees
4. ☒ \_\_\_\_\_ Completed Checklist

II. The following checklist items shall be incorporated on the  
Subdivision Plat prior to consideration of being placed on  
the Planning Board Agenda.

1. ☒ \_\_\_\_\_ Name and address of Applicant.
- \*2. ☒ \_\_\_\_\_ Name and address of Owner.
3. ☒ \_\_\_\_\_ Subdivision name and location.
4. ☒ \_\_\_\_\_ Tax Map Data (Section-Block-Lot).
5. \_\_\_\_\_ Location Map at a scale of 1" = 2,000 ft.
6. ☒ \_\_\_\_\_ Zoning table showing what is required in the  
particular zone and what applicant is  
proposing.
7. ☒ \_\_\_\_\_ Show zoning boundary if any portion of  
proposed subdivision is within or adjacent  
to a different zone.
8. \_\_\_\_\_ Date of plat preparation and/or date of any  
plat revisions.
9. ☒ \_\_\_\_\_ Scale the plat is drawn to and North Arrow.
10. ☒ \_\_\_\_\_ Designation (in title) if submitted as  
Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ \_\_\_\_\_ Surveyor's certification.
12. ☒ \_\_\_\_\_ Surveyor's seal and signature.

\*If applicable.

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13. ☒ Name of adjoining owners.
14. ☐ Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- \*15. ☐ Flood land boundaries.
16. ☒ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ☒ Final metes and bounds.
18. ☒ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
19. ☐ Include existing or proposed easements.
20. ☐ Right-of-Way widths.
21. ☐ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ☒ Lot area (in square feet for each lot less than 2 acres).
23. ☒ Number the lots including residual lot.
24. ☐ Show any existing waterways.
- \*25. ☐ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ☒ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ☐ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. ☒ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

\*If applicable.

RECEIVED JUN 19 1997

29. \_\_\_\_\_ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. \_\_\_\_\_ Provide "septic" system design notes as required by the Town of New Windsor.
31. ☒ \_\_\_\_\_ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. \_\_\_\_\_ Indicate percentage and direction of grade.
33. \_\_\_\_\_ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ☒ \_\_\_\_\_ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. \_\_\_\_\_ Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. \_\_\_\_\_ Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
37. \_\_\_\_\_ A Disclosure Statement, in the form set below must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: \_\_\_\_\_

Licensed Professional

Date: \_\_\_\_\_

JUNE 18, 1997

PROJECT I.D. NUMBER

617.21

Appendix C

RECEIVED JUN 19 1997

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SEQR

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <b>WILLIAM GAUQUE</b>	2. PROJECT NAME <b>A LOT SUBDIVISION FOR WIL-MOR HOMES</b>
3. PROJECT LOCATION: Municipality <b>NEW WINDSOR</b> County <b>ORANGE</b>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <b>EAST SIDE OF KETHLEHEM ROAD, 1200'± SOUTH OF MT. AIRY ROAD</b>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <b>MINOR A LOT SUBDIVISION</b>	
7. AMOUNT OF LAND AFFECTED: Initially <b>4</b> acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <b>William J. Gauque III</b>	Date: _____
Signature: _____	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER



ART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 8 NYCRR, PART 817.12? If yes, coordinate the review process and use the FULL EAF.  
☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 8 NYCRR, PART 817.87 If No, a negative declaration may be superseded by another involved agency.  
☐ Yes ☒ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?  
☐ Yes ☒ No If Yes, explain briefly

ART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_  
 Name of Lead Agency

\_\_\_\_\_  
 Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
 Title of Responsible Officer

\_\_\_\_\_  
 Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
 Signature of Preparer (if different from responsible officer)

\_\_\_\_\_  
 Date